

**ECKERSLEY-HALL BUILDING COMMITTEE
MONDAY, NOVEMBER 25, 2013
POLICE DEPARTMENT COMMUNITY ROOM
6:00 PM**

Members Present: Ron Klattenberg, Augie DeFrance IV, Ed Dypa, Ryan Kennedy, Annabelle Malone, Ed Monarca,
Members Absent: Trevor Davis, Phil Pessina, Larry Riley, Bill Wasch
Others Present: Beth Lapin (staff); Steve June (SP+A); Joe Aresco (MA&M/Aresco Construction); Deb Stanley (Recreation); Bob Dobmeier (Public Works); Alex Gecan (Middletown Press)

1.0 OPEN MEETING

Chair Ron Klattenberg opened the Eckersley Hall Building Committee Meeting at 6:25 PM at the Police Department Community Room.

2.0 APPROVAL OF MINUTES

Chair Klattenberg asked for approval of the October 28, 2013 minutes. Ed Monarca made the motion to accept, seconded by Augie DeFrance. The vote to approve was unanimous.

3.0 FINANCIAL REPORT

FINANCIAL STATEMENT

Beth presented the financial report. She indicated expenses included the secretary/assistant position and already approved payments to Mike's Signs, SP+A, Pete Tavino, and MA & M. Moved by Ed Dypa and seconded by Augie DeFrance, the financial report acceptance passed unanimously.

Ron indicated the need for additional funds for the secretary/assistant position and recommended moving \$13,735 from the unallocated line of the General Fund contribution of the HUD grant (\$12,000 for salary and \$1,735 for payroll taxes). Augie DeFrance made the motion to accept, seconded by Ed Monarca. The vote to approve was unanimous.

BUDGET ITEMS

Eagle Environmental submitted an invoice for \$2,665 related to abatement monitoring during construction, for which the committee had approved at a total of \$5,335. Moved by Ed Dypa and seconded by Ryan Kennedy, the committee unanimously approved payment.

The committee received an invoice from Pete Tavino for \$1,012.50 for continued work on Phase 3, related to the loop field inspection and production of As Built Drawing. Annabelle Malone made the motion to accept, seconded by Ed Dypa. The vote to approve payment was unanimous.

SP+A submitted an invoice for \$5,956, which was 8% of the construction phase of the project. Moved by Ed Monarca and seconded by Ryan Kennedy, the committee unanimously approved payment.

SP+A also submitted receipts totaling \$1,103.37 towards the \$1,500 of additional reimbursable expenses that the committee approved at the previous meeting. Augie DeFrance made the motion to accept, seconded by Annabelle Malone. The vote to approve was unanimous.

Steve June reported that he had reviewed and approved an invoice from MA & M dated November 25 for \$218,720.79 including items related to construction, including geothermal and demolition. Ed Dypa made and Augie DeFrance seconded a motion to approve payment of that invoice. The vote to approve was unanimous.

4.0 PUBLIC COMMENTS

There were no comments.

5.0 NEW BUSINESS

ARESCO CONSTRUCTION SCHEDULE AND UPDATE

Joe Aresco reported the interior demolition was close to completion; slabs were removed from the basement for bathroom and elevator; geothermal trenching on the north side was started and some attic insulation installed; wall framing material was delivered; Joe said their work was on schedule. He indicated the need to get IT information from Bill Oliver and determine door keying plans. The committee deferred those decisions to city staff. Joe reported he plans to excavate next week, pending what he finds in the rubble. In addition to unsuitable soil at south end under parking lot, he found material under the basement floor. He expected to have a final estimate for removal costs (~ \$5K) to bring a Request for Change at the December 9 meeting.

SILVER/PETRUCELLI CONSTRUCTION ACTIVITY REPORT

Steve June (SP+A) conducted daily site visits each morning for 30 to 45 minutes. He was impressed with the rate of submittals.

CEFIA UPDATE

Ron reported that Bob Wall indicated that a seventh kW was available and the MOU would be modified to total \$38,500. This new amount, to be approved by the Common Council on December 2, will be applied to the bonding amount. After completion of the MOU, the city will receive fifty percent of the amount.

CEMENT TESTING

Bob Dobmeier received a proposal from Terracon Consultants for concrete testing at the Senior Center. He considered their fees to be reasonable for the project. Bob estimated that the total cost would not exceed \$2,000. Ed Dypa made the motion to accept their proposal up to \$2,000, seconded by Annabelle Malone. The vote to approve was unanimous.

MIDDLETOWN GARDEN CLUB

Ron discussed a possible role for the Middletown Garden Club with Heidi Geores. He indicated the need to get something in writing related to their involvement and will follow through with Sue Wasch.

SENIOR CENTER FURNITURE

Beth reviewed the need for a furniture contract; Joe Aresco indicated that it would be better to purchase furniture closer to September. Beth will check into timing and options. Deb Stanley indicated that the staff furniture would be available. Steve June will look for a list of what is needed per SP+A's plans.

ARTS & CULTURE COMMISSION

Ron attended the November meeting of the Arts and Culture Commission to discuss art work in the building. The commission suggested that the building committee determine the square footage available for art and the types of lighting available. Ed Dypa and Annabelle Malone will work with Ron on this.

7.0 OTHER BUSINESS

2014 CALENDAR

Beth presented a draft calendar for 2014, which included meetings on the second Monday of each month, and added January 12, 2015. She will be meeting with Rosa Perichi in the Police Department to confirm availability of the Community Room on those dates.

OTHER

Ron asked whether the current senior center piano would be moved to the new center. Deb Stanley will ask Marco Gaylord to assess its condition.

8.0 ADJURNMENT

Chair Klattenberg asked for a motion to adjourn. Made by Ed Monarca and seconded by Annabelle Malone, the vote was unanimous and the meeting adjourned at 7:08 PM.